No 25,121 Equity
Exhibit

ASSIGNEE'S SALE!

OF REAL ESTATE AND IMPROVEMENTS IN PETERSVILLE, MARYLAND

By virtue of the power of sale contained in a mortgage from Arnold Brandon Winsett, dated January 30, 1974, and recorded among the Land Records of Frederick County, Maryland, in Liber 931, Folio 434, said mortgage being in

default and having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at the Court House Door in Frederick, Maryland, on:

FRIDAY, OCTOBER 25, 1974

AT 11:30 O'CLOCK A.M.

all of the hereinafter described real estate together with the improvements thereon, described in said mortgage, to wit:

All that parcel or tract of land situate, lying and being in Petersville Election District, Frederick County, Maryland, and being the same real estate described in a deed lated the 12th day of May, 1936, from D. Charles Flook and Nena H. Flook, his wife, unto John Robert Coates, recitided in Liber 402, Folio 129, one of the Land Records of Frederick County, Maryland, said parcel or tract of land containing 1.17 acres of land, more or less.

BEING all and the same real estate which was conveyed unto Arnoid Brandon Winsett by a deed from Genevieve C. Coates, which said deed was dated January 30, 1974, and recorded among the Land Records of Frederick County, Maryland, in Liber 931, Folio 433.

The improvements to be sold consist of a two story aluminum siding building with metal roof and presently used as a restaurant business operating under the name of The Barn on the first floor; the second floor containing 3 rooms and bath. The premises are heated with oil hot water heat. The restaurant is fully equipped containing a kitchen and two large dining rooms.

TERMS OF SALE: A deposit of ten per cent (10%) of the purchase price will be required of the purchaser or purchasers on the date of sale with the balance of said purchase price to be paid upon the ratification thereof by the Circuit Court for Frederick County, Maryland.

State and County real estate taxes will be adjusted to the date of sale and all of the other costs and expenses of conveyancing are to be borne by the purchaser or purchasers.

> WILLIAM W. WENNER, Assigned 3 West Church Street Frederick, Maryland 21701 Phone 662-8171

ROLLINS, WENNER AND PRICE Solicitors for Assignee 3 West Church Street Frederick, Maryland 21701 ENMERT R. BOWLUS, Auctionser

ACKNOWLEDGEMENT OF PURCHASE

I/We - the undersigned hereby acknowledge to have purchased from William W. Wenner, Assignee the parcel of real estate, together with the improvements thereon, as described in the within advertisement of sale as appears on this page, at and for the sum of Twenty Nine Thousand Five Hundred------(\$29,50b), and agree to fully comply with all of the terms and conditions of the sale as set forth in the said advertisement of sale.

WITNESS my/www hands and seals this25th day of October 1974. (SEAL) (SEAL) (SEAL)

WITNESS: William W. Wenner

alid October 30, 1974

ROLLINS, WENNER & PRICE ATTORNEYS AT LAW LAW BUILDING

FREDERICK, MD. 21701